



## PLOT 23 The Annesley Luke Lane Brailsford, Ashbourne, DE6 3GW

\*\*\*\* PLOT 23 WITH STUNNING VIEWS \*\*\*\*5% deposit paid worth £12,750\*

\*\*\*\* IDEAL FIRST TIME BUY \*\*\*\* TWO BEDROOM HOME IN POPULAR LOCATION \*\*\*\* SOLAR PANELS \*\*\*\*

Flooring and appliances included

Living room with French doors to rear garden

Two bedroom and a bathroom

Two parking spaces

783 sq ft

£255,000

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HALL

CLOAKROOM

LOUNGE

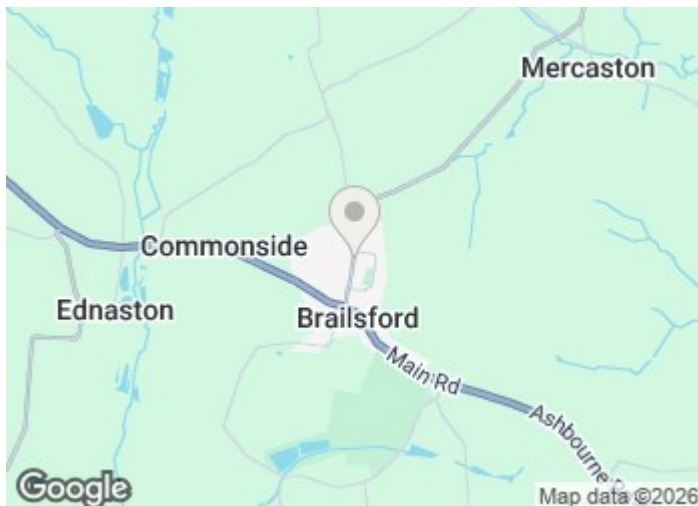
KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

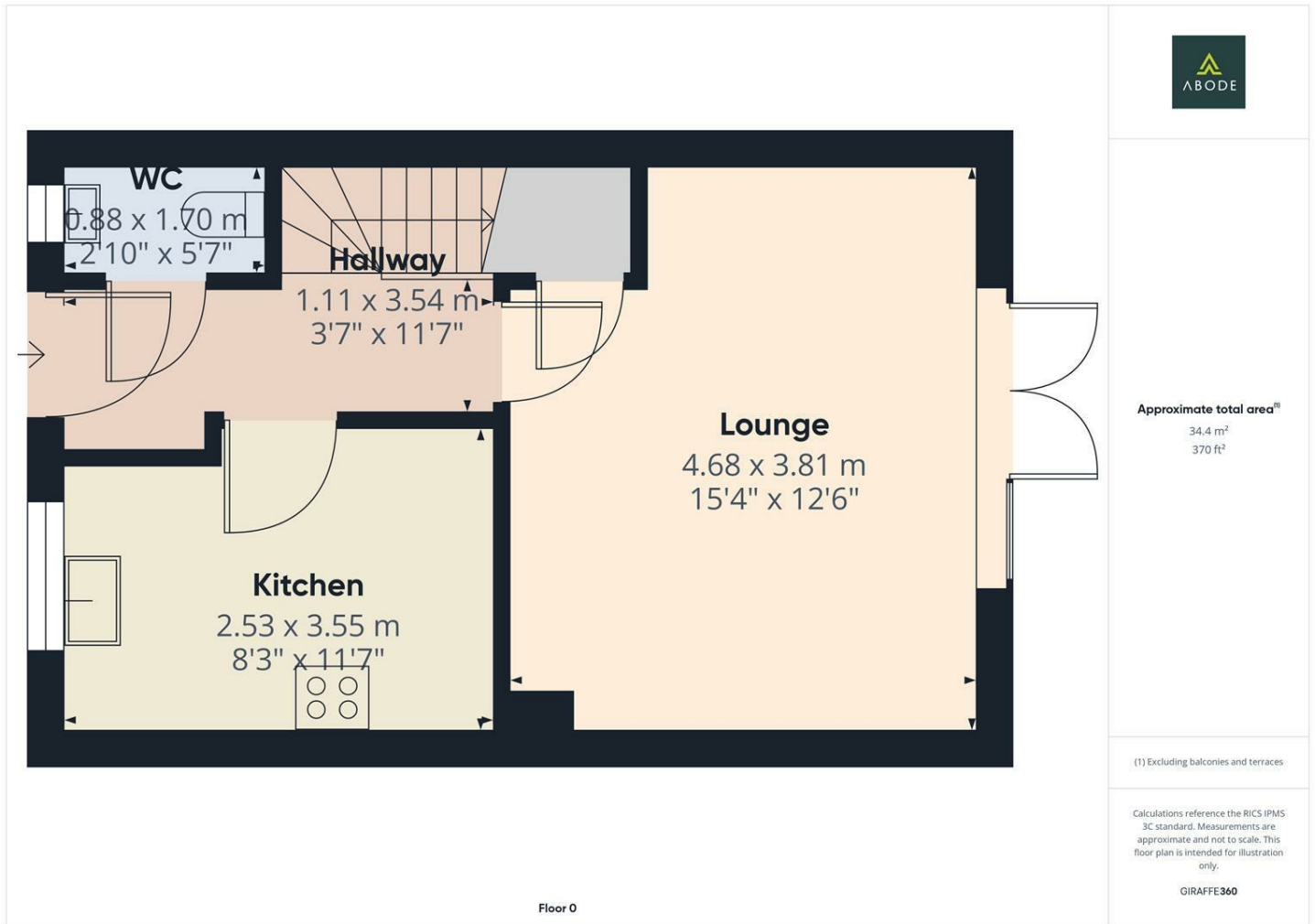
BATHROOM



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	